



City of Kirkland, WA
Building Services Department
123 5th Ave
Kirkland, WA 98033

We are submitting for a pre-application meeting with the City of Kirkland for address 12215 NE 128th St, Kirkland WA. Our company, RJ Development, has a long background in seniors housing. We are already working with the client at the current address that is operating the Madison House Retirement Community. Our goal is to help them provide a great opportunity for the community, as well as, the building operator to provide residents with a local transition into a memory care facility. This gives current residents in Kirkland and Madison house to be in and near the same community they already live and have grown accustomed to. We see this as an opportunity to subdivide the existing property and build a new memory care facility on the newly subdivided parcel. To the best of my knowledge the zoning on the current property will allow for this subdivision. We have thoroughly researched and provided great preliminary plans that should give the entire team at the city of Kirkland a well thought out overview of our design and plan.

Attached are the following documents:

- Overall Site Plan
- Proposed Site Plan
- 1st, 2nd, 3rd Floor Building Plan
- Exterior Elevations B/W and Color
- Tree Survey
- Parking Demand Study
- ESA Phase 1 for the existing property
- Alta Survey with legal description

Sincerely,

Joshua Snodgrass
RJ Development
Design and Development Coordinator

RJ Development
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